

## EXHIBIT 1

### Upward Title & Closing Agency LLC

Prepared by and Return to:

Miranda Zaldivar  
Upward Title & Closing Agency LLC  
45 Sugar Sand Lane, Suite B  
Santa Rosa Beach, FL 32459  
File Number: 7010124-00004

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### This Warranty Deed

Made this 26th day of January, 2024 by John L. Thayer and Jennifer A. Thayer, Husband And Wife, hereinafter called the Grantor, to Mark Paul Haye, Trustee of Mark P. Haye Living Trust (dated March 7th, 2022), whose post office address is: ,100 1st Avenue N #203 St Petersburg, FL 33701, hereinafter called the Grantee:

(Whenever used herein the term "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Pinellas County, Florida, viz:

**Unit 203, ONE ST. PETERSBURG CONDOMINIUM, a condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 20266, Page 498, as amended, of the Public Records of Pinellas County, Florida, together with an undivided interest in the common elements appurtenant thereto.**

**Parcel Identification Number: 19-31-17-64138-000-0203**

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness: (Signature)

Print Name: Yazara N Redding

3801 2ND AVENUE NORTH

Address ST. PETERSBURG, FL 33713

City, State, Zip

Mr D. Redding

Witness: (Signature)

Print Name: Mark David Redding

3801 2ND Ave N

Address St. Pete, FL 33713

City, State, Zip

State of Florida

County of Pineles

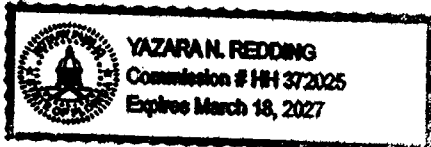
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 26th day of January, 2024, by John L. Thayer, and Jennifer A. Thayer,, who: ☒ is personally known to me or ☐ produced \_\_\_\_\_ as identification.

NOTARY PUBLIC (signature)

Print Name: Miranda Redding

My Commission Expires: June Yazara N. Redding

Stamp/Seal:



John L. Thayer

Jennifer A. Thayer

301 1st ST S, Unit 1002 St  
Petersburg, FL 33701